



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: June 13, 2025

REF: Z25-0013

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Zone Change from CR (Regional Commercial) & RS6 (Single-Dwelling Residential) to CR (Regional Commercial) at 4404 Secor Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential)
Location	-	539 Broadway
Applicant / Owner	-	Key Carpet Ventures, LLC 535 Griswold St, Suite 111-522 Detroit, MI 48226

Site Description

Current Zoning	-	CN (Neighborhood Commercial)
Proposed Zoning	-	CM (Mixed Commercial-Residential)
Area	-	± 0.52 Acres
Frontage	-	± 150' along Broadway Street ± 150' along Logan Street
Existing Use	-	Day Care Center
Proposed Use	-	Multi-Dwellings

Area Description

North	-	IL / Auto Repair, Vacant Commercial, Hose Supplier Single-Dwelling Homes
South	-	CN, IL, IG / Parking, MLK Jr Plaza Train Station
East	-	RS6, IL / Single-Dwelling Homes, Restaurant, Warehouses
West	-	CN, IL / Parking, I-75

GENERAL INFORMATION (cont'd)

Parcel History

M-20-75	-	Recommendation on the sale of city owned property at Logan and Broadway Streets – old No. 5 Fire Station
Z-1039-97	-	Zone Change from “M-1” Restricted Industry to “C-3” Commercial at 539 Broadway (P.C. rec’d approval 3/13/97; Council approved 4/1/97, Ord. 222-97)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan
- 2015 Middle Grounds District Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) for 539 Broadway. The ±0.52-acre parcel houses three buildings: a vacant day care center, a multi-dwelling structure, and a garage structure. Beyond the garage structure, parking is provided on parcels across Logan Street an alley behind the building. These parking areas are not included as part of this zone change application. To the north is an auto repair shop, vacant commercial, a hose supplier, and single-dwelling homes, to the south is parking and the MLK Jr. Plaza Train Station, to the east are single-dwelling homes, a restaurant, and some warehouses, and to the west is more parking and I-75.

The applicant is requesting the zone change to convert the two habitable structures into multiple dwelling units. Multi-dwellings are permitted in CN (Neighborhood Commercial) districts provided all dwelling units are above the ground floor. Multi-dwellings are permitted in CM (Mixed Commercial-Residential) districts on all floors. The applicant wishes to convert all floors into dwelling units and has thus applied for a zone change.

2015 Middle Grounds District Plan

The 2015 Middle Grounds District Plan shows this site within the Broadway/Summit Commercial Corridor and emphasizes that the corridor contains a variety of commercial uses and underutilized/vacant parcels that offer opportunities for mixed use. The proposed zone change is consistent with the 2015 Middle Grounds District Plan.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Neighborhood

TO: President Hartman and Members of Council

REF: Z25-0013

June 13, 2025

Page 3

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan (cont'd)

Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Middle- & High-density residential and mixed-use residential/commercial uses are encouraged. The proposed zone change is consistent with the Forward Toledo Plan not only because of the proposed multi-dwelling use but because it renovates a historic structure, thus supporting the Plan's Building Preservation goal.

Staff recommends approval of the Zone Change from CN (Neighborhood Commercial) to CM (mixed Commercial-Residential) at 539 Broadway because it is consistent with the Forward Toledo Comprehensive Land Use Plan and it is compatible with existing land uses within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0013, a Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential) at 539 Broadway, to Toledo City Council for the following two (2) reasons:

1. The proposed Zone Change is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**); and
2. The proposed Zone Change is compatible with existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**).

Respectfully Submitted,

Lisa Cottrell
Secretary

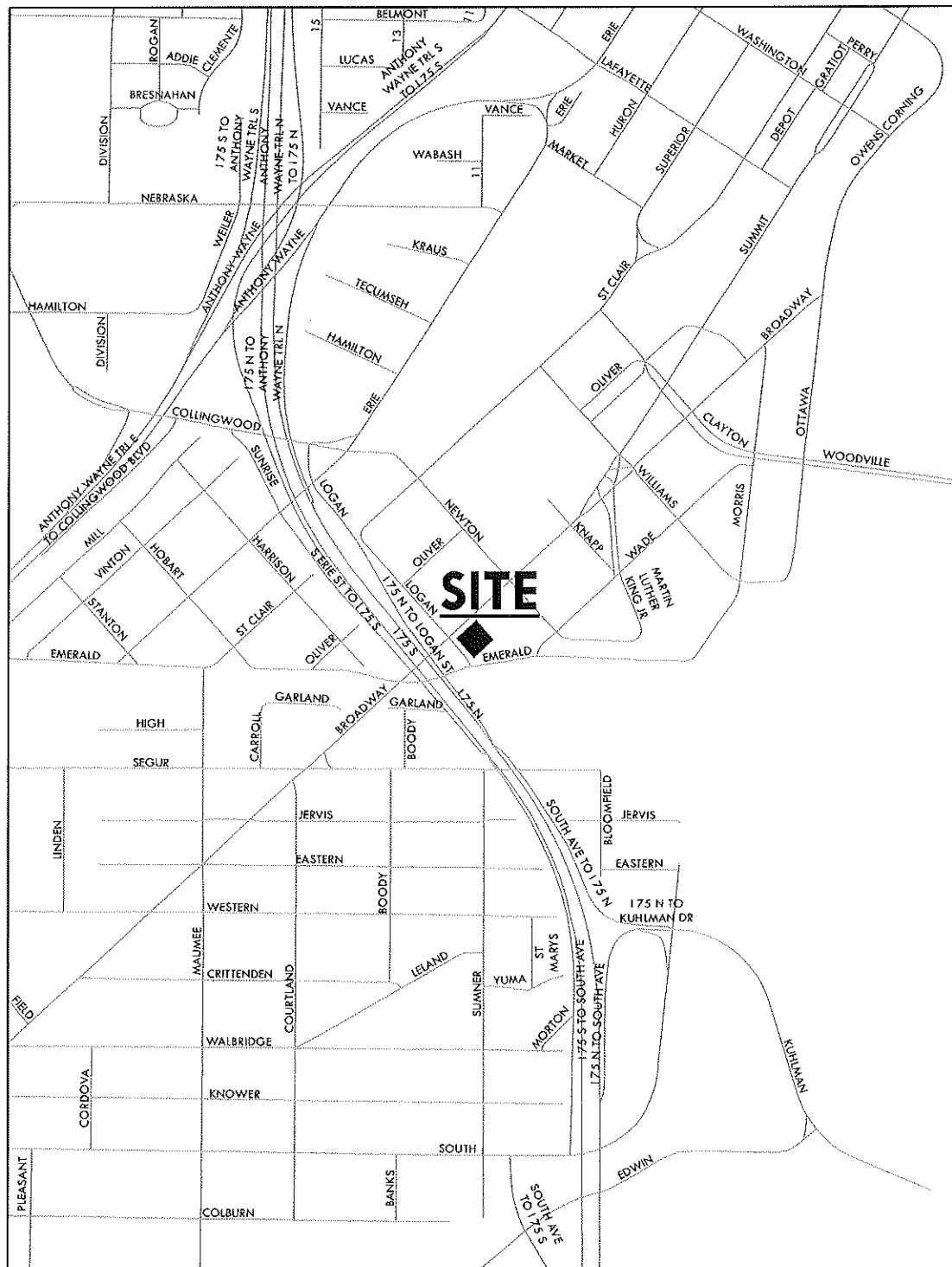
AS

Four (4) sketches follow

Cc: Key Carpet Ventures, LLC, 535 Griswold Street, Suite 111-522, Detroit, MI 48226
Alex Schultz, Planner

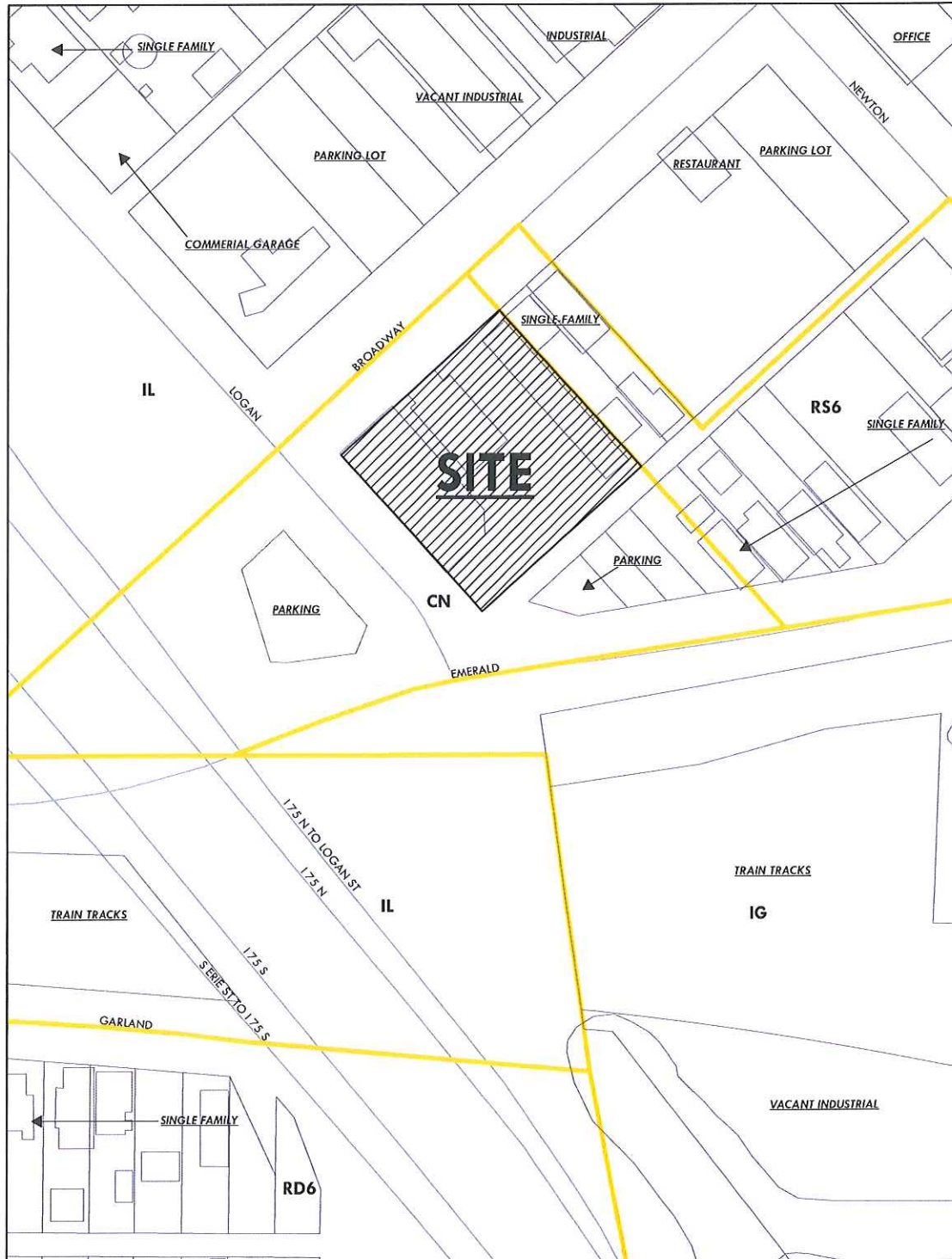
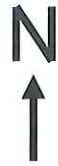
GENERAL LOCATION

Z25-0013
ID 10



ZONING & LAND USE

Z25-0013
ID 10

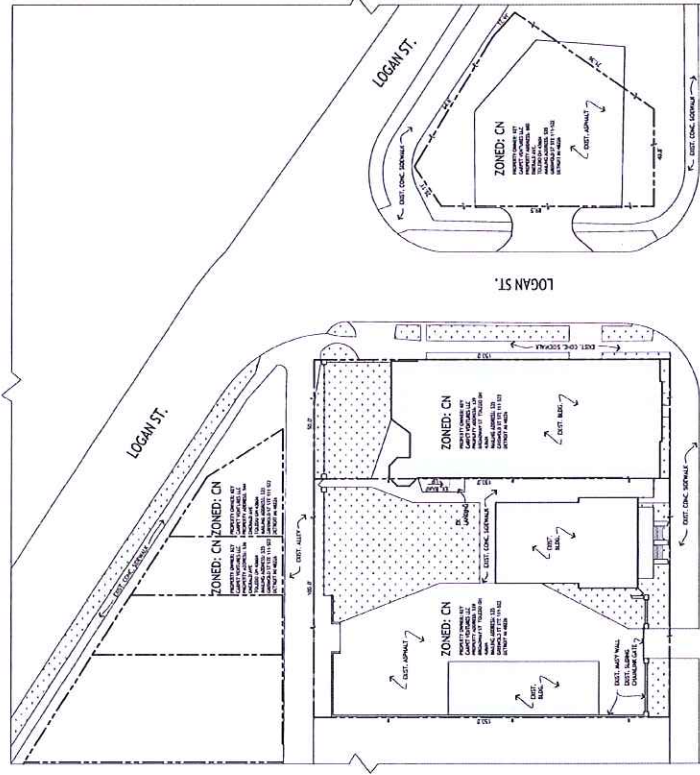


SITE PLAN

Z25-00013
ID 10



EXISTING SITE PLAN
BROADWAY APTS.
539 BROADWAY ST., TOLEDO, OHIO



SITE LOCATION PLAN

LEGEND:
EXIST. DRAINAGE
EXIST. EASEMENTS
EXIST. FLOOD CHANNING FENCE
SITE PLAN NOTES:
1. THIS SITE IS BEING ACQUIRED BY THE CITY OF TOLEDO.
2. ALL DRAINAGE IS TO BE MAINTAINED.



OVERALL SITE PLAN

ROSSI ASSOCIATES, LLC
ARCHITECTURE
1400 PLYMOUTH STREET, SUITE 100
TOLEDO, OHIO 43604
TEL: 419.253.1234
WWW.ROSSIASSOCIATES.COM

BROADWAY APTS.
SITE PLAN
539 BROADWAY ST.,
TOLEDO, OH

DATE: 02-23
REVISION: 02-23

SCALE: 1" = 20'

C-1.0

NOTES

PUBLIC HEARING

CASE NO. Z25-0013

REQUEST: Zone Change from CN (Neighborhood Commercial) to CM (Mixed Commercial-Residential)
at 539 Broadway

APPLICANT NAME: Key Carpet Ventures, LLC

ADDRESS: 535 Griswold Street, Suite 111-522, Detroit, MI 48226

DATE: June 12, 2025 **TIME:** 2:00 P.M.

Contact Person: Brian Watkins

Contact Person Phone Number: 313-682-6793

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

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TMC 1111.0304